

EXHIBIT 'A'

EXHIBIT "A" LEGAL DESCRIPTION PERMANENT WATER LINE EASEMENT TRACT 1

BEING a 30-foot wide strip of land located in the ROBERT R. TUCKER SURVEY, Abstract No. 1473, Grand Prairie, Dallas County, Texas, and being a portion of the tract of land conveyed to Herman H. and Willie Jimma Plattner, by the deed recorded in Volume 92245, Page 2179, of the Deed Records of Dallas County, Texas. Said 30-foot wide strip of land being more particularly described by metes and bounds as follows:

BEGINNING at a point lying within aforesaid Plattner Tract and lying in the South line of an existing 20-foot T.R.A. Sanitary Sewer Easement, according to the deed recorded in Volume 78088, Page 2630, of the Deed Records of Dallas County, Texas. Said POINT OF BEGINNING being located S 74° 28' 08" W 235.52 feet, from a 1" iron rod found at the Southeast corner of Lot 18, Block C, Grand Prairie Estates, an addition to the City of Grand Prairie, Dallas County, Texas, according to the plat recorded in Volume 13, Page 396, of the Plat Records of Dallas County, Texas;

THENCE S 12° 38' 53" W 152.48 feet, to a point in the North line of tract of land conveyed to the City of Grand Prairie, by the deed recorded in Instrument No. 20080384535, of the Official Public Records of Dallas County, Texas;

THENCE S 69° 55' 26" W 35.66 feet, along the North line of said City of Grand Prairie Tract, to a point;

THENCE N 12° 38' 53" E 164.64 feet, to a point lying in the South line of aforesaid 20-foot wide T.R.A. Easement;

THENCE N 89° 17' 24" E 30.83 feet, along the South line of said 20-foot wide T.R.A. Easement, to the POINT OF BEGINNING containing 0.109 acre (4,756 square feet) of land.

LEGAL DESCRIPTION PERMANENT WATER LINE EASEMENT TRACT 2

BEING a 30-foot wide strip of land located in the ROBERT R. TUCKER SURVEY, Abstract No. 1473, Grand Prairie, Dallas County, Texas, and being a portion of the tract of land conveyed to Herman H. and Willie Jimma Plattner, by the deed recorded in Volume 92245, Page 2179, of the Deed Records of Dallas County, Texas. Said 30-foot wide strip of land being more particularly described by metes and bounds as follows:

BEGINNING at a point lying in the North boundary line of said Plattner Tract and the South line of a 30-foot wide public alley, and being located S 71° 27' 01" W 222.67 feet, from a 1" iron rod found at the Southeast corner of Lot 18, Block C, Grand Prairie Estates, an addition to the City of Grand Prairie, Dallas County, Texas, according to the plat recorded in Volume 13, Page 396, of the Plat Records of Dallas County, Texas;

THENCE S 12° 38' 53" W 10.15 feet, to a point lying in the North line of an existing 20-foot wide T.R.A. Sanitary Sewer Easement, according to the deed recorded in Volume 78088, Page 2630, of the Deed Records of Dallas County, Texas;

THENCE S 89° 17' 24" W 30.83 feet, along the North line of said 20-foot wide T.R.A. Easement, to a point;

THENCE N 12° 38' 53" E 10.15 feet, to a point lying in the North line of aforesaid Plattner Tract and the South line of the aforesaid public alley;

THENCE N 89° 17' 24" E 30.83 feet, along the North line of said Plattner Tract and the South line of said public alley, to the POINT OF BEGINNING containing 0.007 acre (304 square feet) of land.



EXHIBIT 'B'

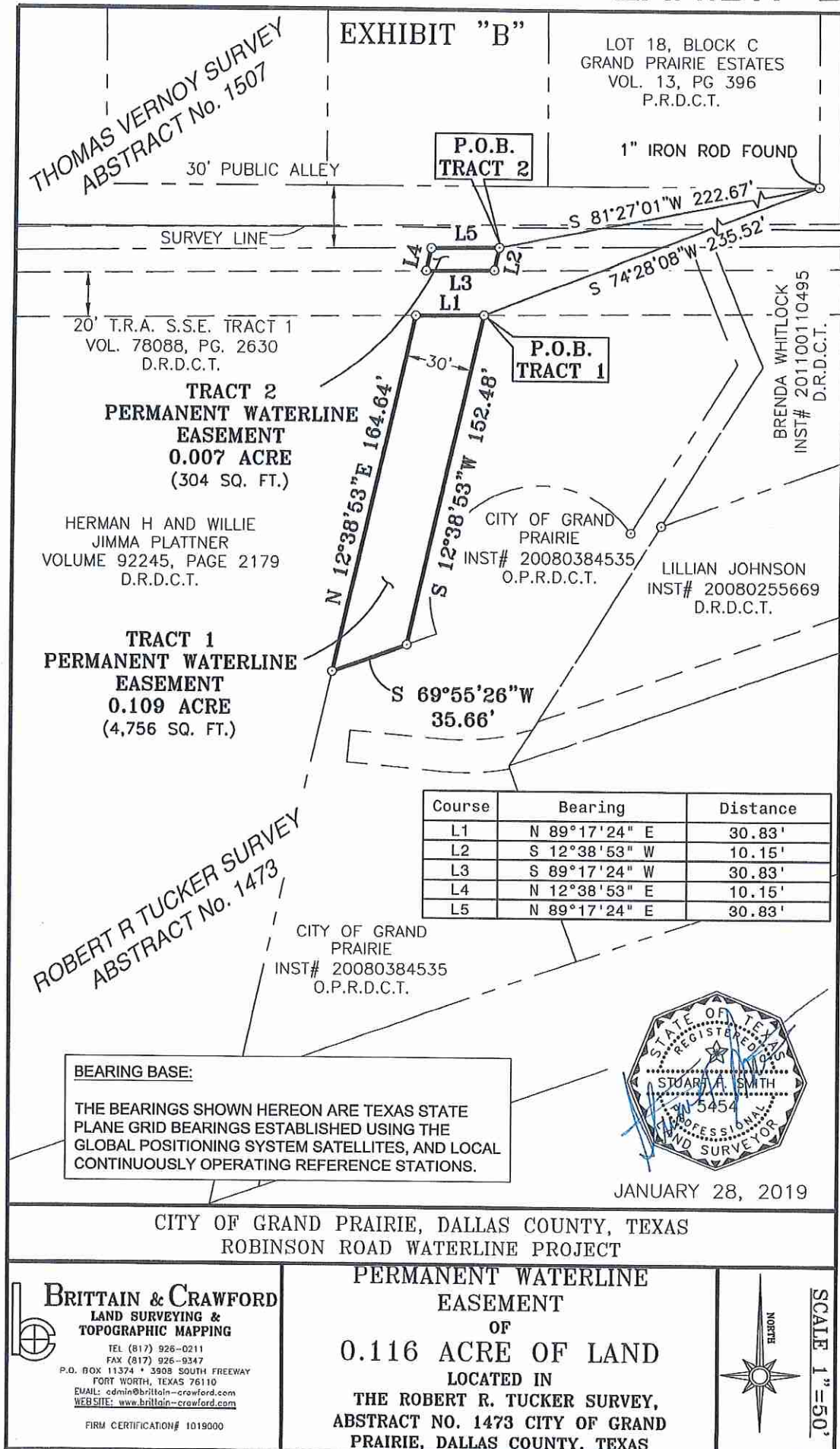


EXHIBIT 'A'

EXHIBIT "A" LEGAL DESCRIPTION TEMPORARY CONSTRUCTION EASEMENT

BEING a 30-foot wide strip of land located in the ROBERT R. TUCKER SURVEY, Abstract No. 1473, Grand Prairie, Dallas County, Texas, and being a portion of the tract of land conveyed to Herman H. and Willie Jimma Plattner, by the deed recorded in Volume 92245, Page 2179, of the Deed Records of Dallas County, Texas. Said 30-foot wide strip of land being more particularly described by metes and bounds as follows:

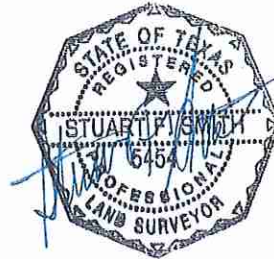
BEGINNING at a point lying in the South line of an existing 20-foot T.R.A. Sanitary Sewer Easement, according to the deed recorded in Volume 78088, Page 2630, of the Deed Records of Dallas County, Texas. Said POINT OF BEGINNING being located S 76° 10' 18" W 265.45 feet, from a 1" iron rod found at the Southeast corner of Lot 18, Block C, Grand Prairie Estates, an addition to the City of Grand Prairie, Dallas County, Texas, according to the plat recorded in Volume 13, Page 396, of the Plat Records of Dallas County, Texas;

THENCE S 12° 38' 53" W 353.50 feet, to a point in the South boundary line of aforesaid Plattner Tract and the North line of a 50-foot wide Texas Electric Service Company right-of-way, according to the deed recorded in Volume 3599, Page 594, of the Deed Records of Dallas County, Texas;

THENCE S 70° 42' 54" W 35.35 feet, along the South boundary line of said Plattner Tract and the North line of said T.E.S.C.O. right-of-way, to a point;

THENCE N 12° 38' 53" E 365.07 feet, to a point lying in the South line of aforesaid 20-foot wide T.R.A. Easement;

THENCE N 89° 17' 24" E 30.83 feet, along the South line of said 20-foot wide T.R.A. Easement, to the POINT OF BEGINNING containing 0.248 acre (10,778 square feet) of land.



1/28/19

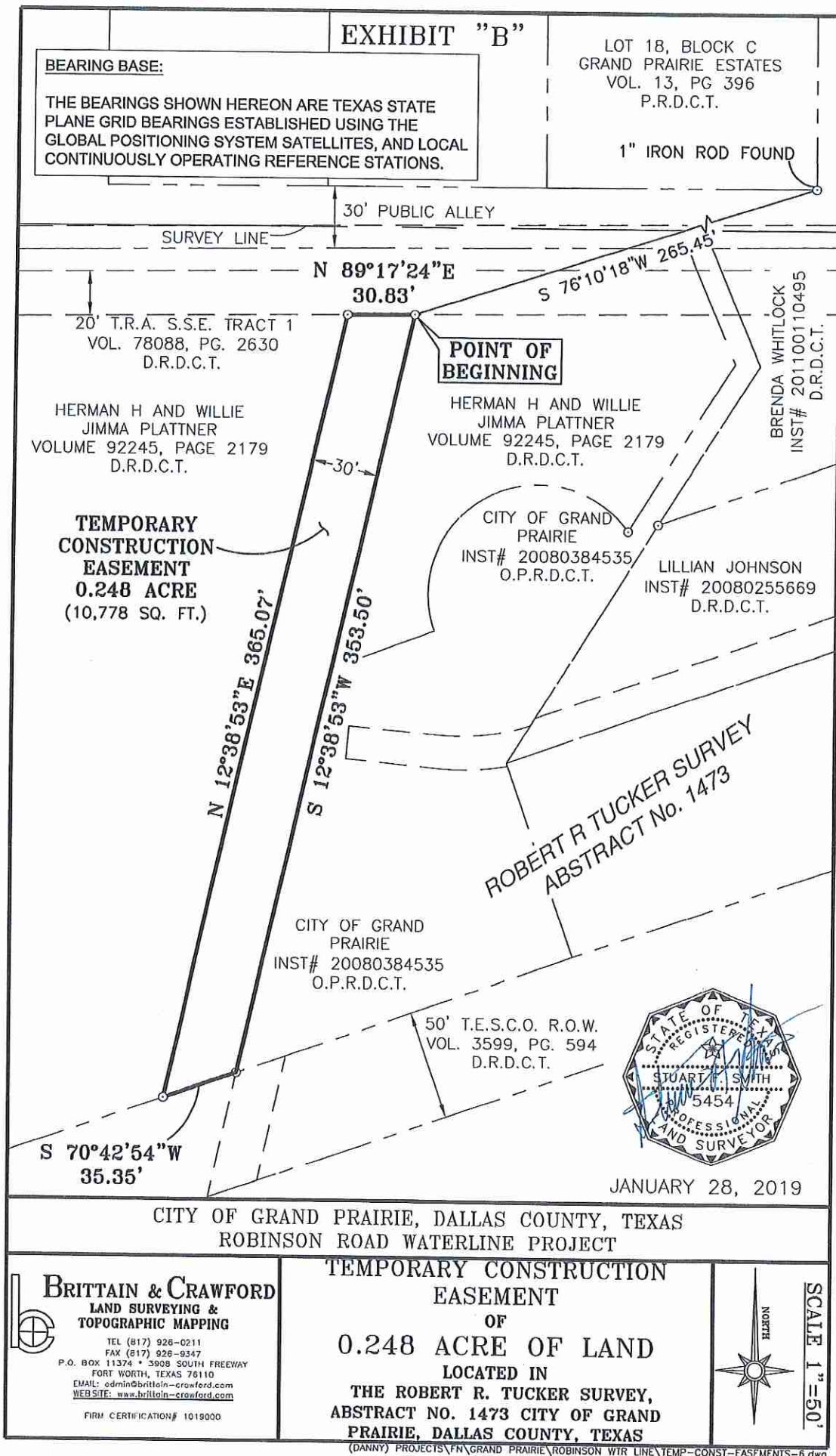


EXHIBIT 'A'

EXHIBIT "A" LEGAL DESCRIPTION PERMANENT WATER LINE EASEMENT

BEING 0.930 acre of land located in the PABLO MANSOLA SURVEY, Abstract No. 992, Grand Prairie, Dallas County, Texas, and being a portion of the tract of land conveyed to Herman H. and Willie Jimma Plattner, by the deed recorded in Volume 92245, Page 2179, of the Deed Records of Dallas County, Texas. Said 0.930 acre of land being more particularly described by metes and bounds as follows:

BEGINNING at a point lying in the East boundary line of said Plattner Tract, being located N 00° 31' 26" W 124.58 feet, from a 5/8" iron rod found at the Northwest corner of Lot 7, Block 1, Monterrey Park Phase 2, an addition to the City of Grand Prairie, Dallas County, Texas, according to the plat recorded in Instrument No. 20070201045, of the Deed Records of Dallas County, Texas;

THENCE	N 88° 12' 36" W	194.76 feet, to a point;
THENCE	S 46° 47' 24" W	152.70 feet, to a point;
THENCE	S 01° 47' 24" W	123.48 feet, to a point;
THENCE	S 89° 21' 49" W of aforesaid Plattner Tract;	514.51 feet, to a point lying in the Southwest boundary line
THENCE	N 64° 47' 39" W Plattner Tract, to a point;	68.82 feet, along the Northwest boundary line of said
THENCE	N 89° 21' 49" E	527.67 feet, to a point;
THENCE	N 01° 47' 24" E	116.29 feet, to a point;
THENCE	N 46° 47' 24" E	194.12 feet, to a point;
THENCE	S 88° 12' 36" E Plattner Tract;	217.19 feet, to a point lying in the East line of aforesaid
THENCE	along the East boundary line of said Plattner Tract, as follows:	
1.	S 40° 23' 25" W	5.70 feet, to a point;
2.	S 00° 31' 26" E	45.58 feet, to the POINT OF BEGINNING containing 0.930 acre (40,510 square feet) of land.



EXHIBIT 'B'

EXHIBIT "B"

BEARING BASE:

THE BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE GRID BEARINGS ESTABLISHED USING THE GLOBAL POSITIONING SYSTEM SATELLITES, AND LOCAL CONTINUOUSLY OPERATING REFERENCE STATIONS.

PABLO MANSOLA SURVEY
ABSTRACT NO. 992

CITY OF GRAND PRAIRIE
VOLUME 77247, PAGE 352
D.R.D.C.T.

TESCO ROW
VOLUME 3599, PAGE 594
D.R.D.C.T.

MONTERREY PARK PHASE 2
INSTRUMENT# 20070201045
D.R.D.C.T.

HERMAN H AND WILLIE JIMMA PLATTNER
VOLUME 92245, PAGE 2179
D.R.D.C.T.

WHHOW, LLC AND
THE BAYOU STAR
COMPANY
CC# 201600336757
O.P.R.D.C.T.

**PERMANENT
WATERLINE EASEMENT**
0.930 ACRE
(40,510 SQ. FT.)

PROPOSED TEMPORARY
CONSTRUCTION EASEMENT

5/8" IRON
ROD FOUND
WHHOW, LLC
INST. NO.
201400154774
D.R.D.C.T.

S.W. 3RD STREET
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

PABLO MANSOLA SURVEY, ABST. NO. 992
CHARLES GIBBS SURVEY, ABST. NO. 534

PHILLIPS COURT
(50' PUBLIC RIGHT-OF-WAY)

BLOCK 10
PHILLIPS PARK
BOOK 34, PG. 1
D.R.D.C.T.

BLOCK 10
PHILLIPS PARK
ADDITION
BOOK 32, PG. 75
D.R.D.C.T.

Course	Bearing	Distance
L1	N 88°12'36" W	194.76'
L2	S 46°47'24" W	152.70'
L3	S 01°47'24" W	123.48'
L4	S 89°21'49" W	514.51'
L5	N 64°47'39" W	68.82'
L6	N 89°21'49" E	527.67'
L7	N 01°47'24" E	116.29'
L8	N 46°47'24" E	194.12'
L9	S 88°12'36" E	217.19'
L10	S 40°23'25" W	5.70'
L11	S 00°31'26" E	45.58'



OCTOBER 24, 2018

CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS
ROBINSON ROAD WATERLINE PROJECT

BRITTAIN & CRAWFORD
LAND SURVEYING &
TOPOGRAPHIC MAPPING
TEL (817) 926-0211
FAX (817) 926-9347
P.O. BOX 11374 • 3908 SOUTH FREWAY
FORT WORTH, TEXAS 76110
EMAIL: admin@brittain-crawford.com
WEBSITE: www.brittain-crawford.com
FIRM CERTIFICATION# 1019000

**PERMANENT WATERLINE
EASEMENT
OF
0.930 ACRE OF LAND
LOCATED IN
THE PABLO MANSOLA SURVEY, ABSTRACT NO.
992 CITY OF GRAND PRAIRIE, DALLAS COUNTY,
TEXAS**

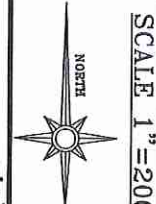


EXHIBIT 'A'

EXHIBIT "A" LEGAL DESCRIPTION TEMPORARY CONSTRUCTION EASEMENT

BEING 1.279 acres of land located in the PABLO MANSOLA SURVEY, Abstract No. 992, Grand Prairie, Dallas County, Texas, and being a portion of the tract of land conveyed to Herman H. and Willie Jimma Plattner, by the deed recorded in Volume 92245, Page 2179, of the Deed Records of Dallas County, Texas. Said 1.279 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a point lying in the East boundary line of said Plattner Tract, being located N 00° 31' 26" W 170.16 feet; Thence N 40° 23' 25" E 5.7 feet, from a 5/8" iron rod found at the Northwest corner of Lot 7, Block 1, Monterrey Park Phase 2, an addition to the City of Grand Prairie, Dallas County, Texas, according to the plat recorded in Instrument No. 20070201045, of the Deed Records of Dallas County, Texas;

THENCE N 88° 12' 36" W 217.19 feet, to a point;

THENCE S 46° 47' 24" W 194.12 feet, to a point;

THENCE S 01° 47' 24" W 116.29 feet, to a point;

THENCE S 89° 21' 49" W 527.67 feet, to a point lying in the Southwest boundary line of aforesaid Plattner Tract;

THENCE along the Southwest boundary line of said Plattner Tract, as follows:

1. N 64° 47' 39" W 59.40 feet, to a point;

2. N 47° 29' 37" W 35.26 feet, to a point;

THENCE N 89° 21' 49" E 558.93 feet, to a point;

THENCE N 01° 47' 24" E 89.07 feet, to a point;

THENCE N 46° 47' 24" E 235.54 feet, to a point;

THENCE S 88° 12' 36" E 277.82 feet, to a point lying in the East boundary line of aforesaid Plattner Tract;

THENCE S 40° 23' 25" W 63.98 feet, along the East boundary line of said Plattner Tract, to the POINT OF BEGINNING containing 1.279 acres (55,731 square feet) of land.

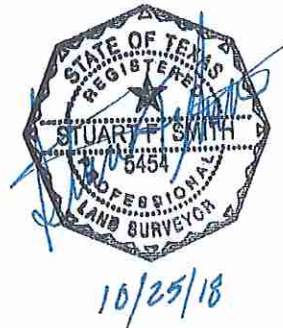


EXHIBIT 'B'

EXHIBIT "B"

BEARING BASE:

THE BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE GRID BEARINGS ESTABLISHED USING THE GLOBAL POSITIONING SYSTEM SATELLITES, AND LOCAL CONTINUOUSLY OPERATING REFERENCE STATIONS.

PABLO MANSOLA SURVEY
ABSTRACT NO. 992

CITY OF GRAND PRAIRIE
VOLUME 77247, PAGE 352
D.R.D.C.T.

TESCO ROW
VOLUME 3599, PAGE 594
D.R.D.C.T.

MONTERREY PARK PHASE 2
INSTRUMENT# 20070201045
D.R.D.C.T.

HERMAN H AND WILLIE JIMMA PLATTNER
VOLUME 92245, PAGE 2179
D.R.D.C.T.

**TEMPORARY
CONSTRUCTION EASEMENT**
1.279 ACRES
(55,731 SQ. FT.)

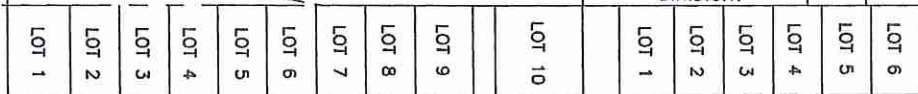
WHHOW, LLC AND
THE BAYOU STAR
COMPANY
CC# 201600336757
O.P.R.D.C.T.

P.O.B.
L11

5/8" IRON
ROD FOUND
WHHOW, LLC
INST. NO.
201400154774
D.R.D.C.T.

S.W. 3RD STREET
(MARSHALL WIDTH PUBLIC RIGHT-OF-WAY)

PABLO MANSOLA SURVEY, ABST. NO. 992
CHARLES GIBBS SURVEY, ABST. NO. 534



PHILLIPS COURT
(50' PUBLIC RIGHT-OF-WAY)

BLOCK 10
PHILLIPS PARK
BOOK 34, PG. 1
D.R.D.C.T.

BLOCK 10
PHILLIPS PARK
ADDITION
BOOK 32, PG. 75
D.R.D.C.T.

Course	Bearing	Distance
L1	N 40°23'25" E	5.70'
L2	N 88°12'36" W	217.19'
L3	S 46°47'24" W	194.12'
L4	S 01°47'24" W	116.29'
L5	S 89°21'49" W	527.67'
L6	N 64°47'39" W	59.40'
L7	N 47°29'37" W	35.26'
L8	N 89°21'49" E	558.93'
L9	N 01°47'24" E	89.07'
L10	N 46°47'24" E	235.54'
L11	S 88°12'36" E	277.82'
L12	S 40°23'25" W	63.98'



OCTOBER 25, 2018

CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS ROBINSON ROAD WATERLINE PROJECT

BRITTAIN & CRAWFORD
LAND SURVEYING &
TOPOGRAPHIC MAPPING
TEL (817) 926-0211
FAX (817) 926-9347
P.O. BOX 11374 • 3908 SOUTH FREEWAY
FORT WORTH, TEXAS 76110
EMAIL: edmin@brittain-crawford.com
WEBSITE: www.brittain-crawford.com
FIRM CERTIFICATION# 1019000

**TEMPORARY CONSTRUCTION
EASEMENT
OF
1.279 ACRES OF LAND
LOCATED IN
THE PABLO MANSOLA SURVEY,
ABSTRACT NO. 992 CITY OF GRAND
PRAIRIE, DALLAS COUNTY, TEXAS**



SCALE 1"=200'